



NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS-M)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: September 26, 2014

LAND USE NUMBER: LUA14-001272, ECF, PP

PROJECT NAME: Nantucket Ave Preliminary Plat

PROJECT DESCRIPTION: The applicant is requesting Hearing Examiner Preliminary Plat review and Environmental (SEPA) review. Two parcels at 2802 and 2820 Park Ave N create 62,520 sf and a 1.435-acre site to be subdivided into 9 residential lots and one stormwater tract in the Residential-8 (R8) zone. Density would be 7.7 dwelling units per net acre with two existing homes demolished. Lot sizes would range from approximately 4,729 sf to 7,111 sf. For proposed access to the lots, two lots would gain access from Park Ave N and three lots would gain access from N 28th St with the remaining four lots gaining access from the proposed private street that connects to N 28th. Studies submitted are the environmental checklist, tree inventory and retention plan, site infiltration and soils assessment report, and technical information drainage report. The proposal would dedicate right-of-way along the public street frontages and construct curb, gutter, planter strip for trees, and sidewalk. A stormwater tract for a vault or pond is proposed in the southwest corner of the site.

PROJECT LOCATION: 2802 Park Ave N

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE, MITIGATED (DNS-M): As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS-M process to give notice that a DNS-M is likely to be issued. Comment periods for the project and the proposed DNS-M are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance-Mitigated (DNS-M). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS-M.

PERMIT APPLICATION DATE: September 18, 2014

NOTICE OF COMPLETE APPLICATION: September 26, 2014

APPLICANT/PROJECT CONTACT PERSON: Darrell Offe, Offe Engineers/ 13932 SE 159th Pl/Renton, WA 98058/
425-260-3412/ darrell.offe@comcast.net

Permits/Review Requested: Environmental (SEPA) Review, Preliminary Plat

Other Permits which may be required: Building Permit, Construction Permit, Fire Permit

Requested Studies: Infiltration and soils assessment, and technical information report

Location where application may be reviewed: Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Nantucket Ave. Preliminary Plat/LUA14-0001272, ECF, PP

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____

PUBLIC HEARING:

Public hearing is tentatively scheduled for **November 18, 2014** before the Renton Hearing Examiner in Renton Council Chambers at 10:00 am the 7th floor of Renton City Hall located at 1055 South Grady Way.

CONSISTENCY OVERVIEW:

Zoning/Land Use:

The subject site is designated **COMP-RSF** on the City of Renton Comprehensive Land Use Map and **R-8** on the City's Zoning Map.

Environmental Documents that Evaluate the Proposed Project:

Environmental (SEPA) Checklist

Development Regulations Used For Project Mitigation:

The project will be subject to the City's SEPA ordinance, **Stnds; 4-4-030 Dev Guidelines and Regs** and other applicable codes and regulations as appropriate.

Proposed Mitigation Measures:

The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.

- *Follow recommended erosion control mitigation measures.*

Comments on the above application must be submitted in writing to, Associate Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on **October 10, 2014**. This matter is also tentatively scheduled for a public hearing on **November 18, 2014 at 10:00 am**, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-6578. Following the issuance of the SEPA Determination, you may still appear at the hearing and present your comments regarding the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the project manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

CONTACT PERSON: Kris Sorensen, Associate Planner; Tel: (425) 430-6593; Eml: ksorensen@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

